

## DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on Wednesday, November 06, 2013 at 9:00 a.m. in the Second Floor Conference Room, 220 South Main Street, Bel Air, Maryland. The meeting was chaired by Moe Davenport, Department of Planning and Zoning.

The following members were in attendance:

Len Walinski	Health Department
Darryl Ivins	Division of Water and Sewer
Mike Rist	DPW Engineering
Shane Grimm	Planning and Zoning
Kevin Thomas	Sheriff's Office
Patrick Jones	Soil Conservation District
Robin Wales	Department of Emergency Services

Also in attendance were:

Rowan Glidden	
G.W. Stephens, Jr. & Assoc.	4692 Millennium Drive, Suite 100, Belcamp, 21017
Ed Tracey, Exelon	300 Exelon Way, Kennett Square, PA 19348
Tammy Sanford, Exelon	1005 Brandon Shores Rd, Baltimore, 21226
Dean Munsey, WMI/Exelon	900 Chelsea Rd, Aberdeen, 21001
Bob Judge, Exelon	300 Exelon Way, Kennett Square, PA 19348

Moe Davenport, of the Department of Planning and Zoning, welcomed everyone to the meeting. He explained there is one plan on the agenda. Mr. Davenport explained that a brief presentation will be given by the consultant for the project. The DAC members will give their comments on the project. The meeting will then be opened up for anyone in attendance that may have questions or comments. If anyone has questions that are not answered, there are information request forms that can be filled out and submitted to the Department of Planning and Zoning and they will be responded to in writing. There is an attendance sheet circulating for everyone to sign. If a correct address is given, a copy of the minutes will be mailed or e-mailed. The minutes will also be published to the Department of Planning and Zoning's website.

### **PERRYMAN #6 – ELECTRIC GENERATION EXPANSION**

Located on the west side of Chelsea Road, southeast of Perryman Road. Tax Map 67; Parcel 17. Second Election District. Council District F. Planner - Shane.

Plan No.	S13-154	Expansion of an existing power generation plant; 8.96 acres; GI.
Received	10-08-13	Constellation Power Source Generation, Inc./Exelon Power/GWS

Rowan Glidden of G.W. Stephens, Jr. & Associates, Inc. presented the site plan. The project is located at 900 Chelsea Road. The site is owned by Constellation Power Source Generation which is affiliated with Exelon Power. The site is nearly 440 acres. It currently contains five power generation plants and one substation. The location for the additional power plant was previously approved but has expired and is now being submitted as a different type of plant in much the same location. The area of disturbance or use is just less than nine acres of the 440 acres. It includes some stockpile and temporary construction lay down areas which are all

**Development Advisory Committee  
Minutes, November 6, 2013  
Page 2 of 4**

included within the area of disturbance. The project is approximately 800' from Chelsea Road. The nearest property line is approximately 500' to the south. The project is well within the property boundaries and should not have any impact on the neighborhood.

The site is served by a private wells and public sewer. Access to the site will be from the existing private drive; there are no proposed road improvements or additional access points along Chelsea Road.

A concept stormwater management plan has been submitted and completed one round of reviews. It is being prepared to be resubmitted. A traffic impact analysis shows minimal traffic generation. The project is not subject to forest conservation regulations. The site has recently been mowed.

**Robin Wales – Emergency Operations**

If the facility maintains an inventory of hazardous material, such as diesel fuel or propane gas in amounts over 10,000 pounds, or the Threshold Planning Quantity of 500 pounds of an extremely hazardous substance, such as sulfuric acid, they must submit reports as required by the Emergency Planning and Community Right to Know Act (EPCRA). Reports are due by March 1<sup>st</sup> and cover the inventory for the previous year. They must report to the State, Local Emergency Planning Committee (LEPC) and the local Volunteer Fire Department. Reports for the LEPC should be sent to Harford County Local Emergency Planning Committee, Attn: Forney Buchanan (Sara Title III Planner), 2220 Ady Road, Forest Hill, MD 21050.

**Patrick Jones - Harford Soil Conservation District**

A concept stormwater management plan have been submitted and reviewed.

Adequate sediment erosion control plans need to be approved before the issuance of a grading permit. The sediment control plan must be integrated into the stormwater management strategy at the design phase and the new 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control must be utilized.

A notice of intent (NOI) permit is required from MDE for any project disturbs more than one acre. Please contact MDE about the NOI permit.

**Len Walinski - Health Department**

The Harford County Health Department has extended its approval for this plan. The site is located on the west side of Chelsea Road, southeast of Perryman Road. This site is serviced by an individual well and public sewer.

Prior to approval of the building permit, the following is required:

The existing drinking water well must be tested for bacteria and for volatile organic compounds (VOC) in accordance with the Environmental Protection Agency's (EPA) protocol 524.2 at the owner/developer's expense to determine if groundwater has been impacted. The results must be forwarded to Gary Browning of this office for review. Depending on the test results, remediation measure must be taken as determined by the approving authority. This may include installation of treatment equipment, disclosure documents and/or groundwater remediation. Any questions regarding these tests should be forwarded to Mr. Browning at (410) 877-2322. If

**Development Advisory Committee  
Minutes, November 6, 2013  
Page 3 of 4**

water results have been collected within the last six (6) months, please forward a copy to this office for review.

The owner/developer is reminded that during the development of this project, when soil moisture conditions are low, measures must be implemented to prevent the generation of dust until a permanent vegetative cover is established and all paving is completed.

**Darryl Ivins - DPW - Water and Sewer**

In the future, the Division of Water and Sewer will be working with Constellation Power Source Generation, Inc. to secure an easement along Chelsea Road for the extension of water and sewer utilities. These may include a water main and a parallel interceptor sewer.

The Commercial Service Application Number 7218 must be added to the title block of the site plan submitted with the Application for approval.

If additional water using fixtures are proposed, a revised Commercial Service Application must be completed by the owner and approved by Harford County before a building permit will be issued for this project. Please contact Ms. Tina Wagner of the Division of Water and Sewer New Connection Services at 410-638-3300 x1490 for additional information concerning this application.

An updated Industrial Wastewater Discharge Permit may also be required. Please contact Mr. Ed Williams at 410-273-5617 to discuss the requirements of the Industrial Wastewater Discharge Permit.

**Mike Rist- DPW – Engineering**

A sediment control plan and a grading permit will be required for the development of this site. Sediment controls are to be designed to the specifications as set forth in the Maryland Standards for Erosion and Sediment Control, latest edition.

Stormwater management must be provided in accordance with the 2000 Design Manual, as amended by Supplement 1.

A stormwater management concept plan has been submitted for review. Comments must be addressed on subsequent stormwater plan submittals.

The final stormwater management plan shall be approved prior to the issuance of a grading permit. A stormwater management permit is required prior to the issuance of a building permit.

Maintenance of the stormwater management facility (facilities) is (are) the responsibility of the owner(s).

**Kevin Thomas – Sheriff's Office**

No comment.

**Shane Grimm - Department of Planning and Zoning**

The non-tidal wetlands shown on the plan do not show a 75' NRD buffer. While it does not appear to have any impacts on the proposed plan, please submit a red-lined plan showing the

**Development Advisory Committee**  
**Minutes, November 6, 2013**  
**Page 4 of 4**

75' buffer. The Army Corps of Engineers has added that impacts to any wetlands or waters of the U.S. will require permit(s) from them.

There were no additional comments from the public.

Mr. Davenport thanked everyone for their attendance.

Meeting adjourned 9:08 a.m.